

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
OCTOBER 30, 2014**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: Angelo Colasante, Chair; Carol Amick, Clerk; Jeffrey Dearing; Michelle Puntillo; Kay Hamilton; Robert Kalantari

ABSENT: Todd Crowley, Vice Chair; Arthur Smith

Mr. Colasante introduced himself and read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and assistant introduced themselves.

PRESENTATION: Ms. Amick read the notice of the hearing.

PETITION #007-15 – Barry and Linda Priest, at 10 Riverside Avenue, seek a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to construct addition within front yard setback.

Barry Priest introduced himself and explained that he recently turned 70 and has had several falls in the last two years, and he therefore needed his own bedroom and bathroom on the first floor of the house so that he would not need to climb up and down stairs. He said that, with this fact in mind, the purpose of this application was to request a Special Permit to build a small 16' x 18' addition that would allow him those two rooms. He noted that it would be one floor only, and would be set well back from the current façade of the house, which was only 8.5 feet from the front property line. Mr. Colasante stated that the current non-conformity was being intensified, which was why Mr. Priest needed the Special Permit.

Mr. Dearing asked whether any of the abutting houses were as close to the property as this house at 10 Riverside Avenue. Mr. Priest replied that all of the lots on Riverside Avenue were non-conforming, and several of the houses were just as close to the front property line.

There was discussion about the shape, dimensions, and egress of the addition as shown on the plot plan.

Mr. Colasante opened the hearing to the public. No abutters wished to speak, but all confirmed that they were in support of the application.

Mr. Colasante closed the public hearing.

DELIBERATIONS:

Mr. Colasante noted that this was a Special Permit application, and the two requirements of a Special Permit were that the project was in keeping with the intent and purpose of the Zoning Bylaw and was not injurious or detrimental to the neighborhood. He said that he felt this addition met those requirements, and that the intensification of the pre-existing non-conformity was minimal. The other Board members agreed.

MOTION:

Ms. Amick moved to grant Barry and Linda Priest, at 10 Riverside Avenue, a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to construct addition within front yard setback, substantially as shown on Exhibit 1 (plot plan) and Exhibit 2 (architectural plans).

Mr. Dearing seconded the motion.

Voting in favor: Colasante, Amick, Dearing, Puntillo, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Mr. Colasante explained that the Board had 14 days to write a decision, after which time there was a 20-day appeal period. The applicant was then responsible for getting the decision recorded at the Registry of Deeds. Once the decision was recorded, barring any appeals, the applicant may apply for a Building Permit at the Code Enforcement Department.

Mr. Priest thanked the Board for its time. Mr. Colasante wished Mr. Priest luck with his project.

BUSINESS MEETING:

Meeting Minutes

Mr. Colasante called for a motion to approve the minutes of the October 2 meeting. Ms. Amick noted that she was not present at that meeting so she would abstain.

MOTION:

Mr. Dearing moved to accept the minutes of the October 2, 2014 meeting, as written.

Ms. Puntillo seconded the motion.

Voting in favor: Colasante, Dearing, Puntillo, Hamilton, and Kalantari

Voting against: None

Abstained: Amick

The motion carried, 5-0-1.

Adjournment

MOTION:

Ms. Amick moved to adjourn the meeting.

Mr. Dearing seconded the motion.

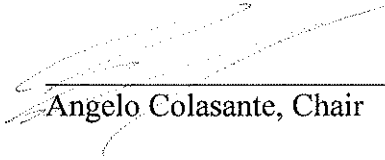
Voting in favor: Colasante, Amick, Dearing, Puntillo, Hamilton, and Kalantari

Voting against: None

Abstained: None

The motion carried unanimously, 6-0-0.

The meeting adjourned at 8:05 PM.



Angelo Colasante, Chair



Date

Respectfully Submitted,

Scott Gould
ZBA Assistant